

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: October 15, 2007
ZCPA 2006-0004, BDC Lansdowne – Land Bay M1
DECISION DEADLINE: November 30, 2007
ELECTION DISTRICT: Broad Run **PROJECT PLANNER:** Ginny Rowen

EXECUTIVE SUMMARY

BDC Lansdowne, LLC of Washington, DC has submitted an application to amend the concept plan and proffers approved with ZMAP 1994-0001 and ZCPA 1994-0002 - Lansdowne in order to increase the amount of office development allowed in Land Bay M 1 from 96,508 square feet to 156,740 square feet at a Floor Area Ratio of 0.4 in the PD-OP (Planned Development – Office Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The property is approximately 9.2 acres in size and is located at 19391 Lansdowne Boulevard adjacent to the existing SunTrust Bank. The area is governed by the policies of the Revised General Plan which designate this area for Keynote Employment and which recommend the development of office uses at a FAR of 0.4.

RECOMMENDATION

Staff could recommend approval of the application, pending resolution of a fair-share contribution for a future traffic signal at Woodridge Parkway and Lansdowne Boulevard, subject to the Proffer Statement dated September 14, 2007 and the Findings in the staff report.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward ZCPA 2006-0004, BDC Lansdowne – Land Bay M1, including the Proffers dated September 14, 2007, and the attached findings to the Board of Supervisors with a recommendation of approval.
2. I move that the Planning Commission forward ZCPA 2006-0004, BDC Lansdowne – Land Bay M1, to a committee for further discussion.
3. I move an alternate motion.

VICINITY MAP

Directions: From Leesburg: Proceed east on Route 7 to Lansdowne Boulevard. Proceed north on Lansdowne Boulevard to the subject site on the northwest corner of Lansdowne Boulevard and Riverside Parkway (adjacent to the existing SunTrust Bank).



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I. APPLICATION INFORMATION

APPLICANT	BDC Lansdowne, LLC Charles Hathway 5301 Wisconsin Avenue NW Suite 600 Washington, DC 20015 202-363-6301
REPRESENTATIVE	Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC William J. Keefe 1 East Market Street, 3 rd floor Leesburg, Virginia 20176
APPLICANT'S PROPOSAL	Concept plan amendment to increase FAR from 0.25 to 0.4 in land bay M1 in Lansdowne
LOCATION	19391 Lansdowne Boulevard (northwest corner of Lansdowne Boulevard and Riverside Parkway)
TAX MAP/PARCEL #	Tax Map 62((7)), Parcel B6-1 (PIN # 082-28-1875)
ZONING	PD-OP (Planned Development – Office Park)
ACREAGE OF REQUEST SITE	Approximately 9.2 acres
SURROUNDING LAND USES/ZONING	

	ZONING	PRESENT LAND USES
North	PD-OP	golf course
South	PD-OP	undeveloped (approved for office)
East	PD-OP	office
West	PD-OP	office

II. SUMMARY OF DISCUSSION

Referral Agency or Topic Area	Issues Examined and Status
Comprehensive Plan	<ul style="list-style-type: none"> Plan designates area as Keynote Employment. Office is the recommended land use (no outstanding issues). The proposal complies with land use, environmental, historic and archeological policies of the <u>Revised General Plan</u> (no outstanding issues). Stormwater management will be provided by existing facilities on the east side of Lansdowne Boulevard. LID measures will be added to augment the existing facilities (no outstanding issues). Proffers contain restrictions to minimize lighting impacts (no outstanding issues).
Zoning	<ul style="list-style-type: none"> The applicant has provided numerous clarifications and corrections to the concept plan in accordance with staff recommendations (no outstanding issues)
Transportation	<ul style="list-style-type: none"> Applicant / staff discussing provisions for fair-share contribution for future traffic signal at Woodridge Parkway and Lansdowne Boulevard (outstanding issues).
Proffer Contributions	<p>Fire and Rescue Contributions – In accordance with the approved proffers, the applicant will be contributing \$.10 per square-foot of development to fire and rescue services.</p> <p>Regional Road Contributions – The applicant will be contributing \$5,000 for regional roads, \$1,000 for transit services, and providing a fair-share contribution for a future traffic signal at Woodridge Parkway and Lansdowne Boulevard. The amount of the contribution has not been determined.</p>

III. FINDINGS

1. Keynote Employment policies support the development of office uses at this location.
2. The proposal is consistent with land use and development policies contained in the Revised General Plan.

3. The application is consistent with the requirements of the Revised 1993 Zoning Ordinance.
4. The application has agreed to provide a fair-share contribution for a future traffic signal at the intersection of Woodridge Parkway and Lansdowne Boulevard.

IV. PROJECT REVIEW

A. Context

This is a request to amend the concept plan and proffers approved with ZMAP 1994-0001 and ZCPA 1994-0002 - Lansdowne in order to increase the amount of office development allowed in Land Bay M 1 from 96,508 square feet to 156,740 square feet at a Floor Area Ratio of 0.4 in the PD-OP (Planned Development – Office Park) zoning district. The approved concept plan for Lansdowne currently allows the development of office uses at a Floor Area Ratio (FAR) of 0.25 (96,508 square feet). The applicant's proposal would allow the development of a total of 160,640 square feet of office uses at a FAR of 0.4 (156,740 square feet). A portion of the site is currently developed with a 3,900 square foot SunTrust Bank and associated surface parking.



EXISTING SUNTRUST BANK

In 1985, the 2,267 acre Lansdowne site was rezoned from A-3 (Agricultural Residential) to PDH-12 (Planned Development –Housing) and PD-OP (Planned Development – Office Park). The proposal was amended in 1988 to allow the development of a high-density office / commercial core. In 1991, a portion of the property was rezoned to accommodate a 545-acre University site. In 1995, the high density office / commercial core was deleted and the university site was reduced to a 50-acre site for educational purposes. This area was then approved for the

development of conventional residential uses (single-family detached and attached units) and age-restricted units were approved in the northeast portion of Lansdowne.

Surrounding uses include a golf course to the north, office uses to the west (Land Bay M2) and east across Lansdowne Boulevard. Office uses are planned to the south.



EXISTING GOLF COURSE (NORTH)



ADJACENT OFFICE USES (LAND BAY M 2)

B. Summary of Issues

All of the issues cited in the initial referral comments have been resolved except for a specific contribution amount for a planned traffic signal at Woodridge Parkway and Lansdowne Boulevard. Staff and the applicant are continuing to discuss this issue.

C. Overall Analysis

COMPREHENSIVE PLAN

LAND USE

The site is governed under the policies of the Revised General Plan (Plan) and the Revised Countywide Transportation Plan (CTP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Keynote Employment uses. The applicant is proposing a Concept Plan Amendment to increase the FAR on Land Bay M1 from 0.25 to 0.4, as permitted in the PD-OP (Office Park) zoning district. The existing FAR of 0.25 for Land Bay M-1 was approved with the initial Lansdowne rezoning in 1985. The increased FAR is needed to allow the applicant to develop an additional 60,232 square feet of office use. The proposed increase in FAR to 0.4 and the addition of 60,232 square feet of office use is consistent with the Keynote Employment policies of the Revised General Plan.

Parking

Plan policies call for parking to be placed behind buildings, moved to the center of the block, and shared. Given the intensity of the use, Plan policies encourage structured parking in Keynote developments. The increased floor area will require an increase in parking spaces which will increase the amount of impervious surface on site. A parking structure could decrease the amount of impervious area on the subject site. Although the applicant is not able to commit to provide structured parking at this time, it may be possible once a specific user has been determined.

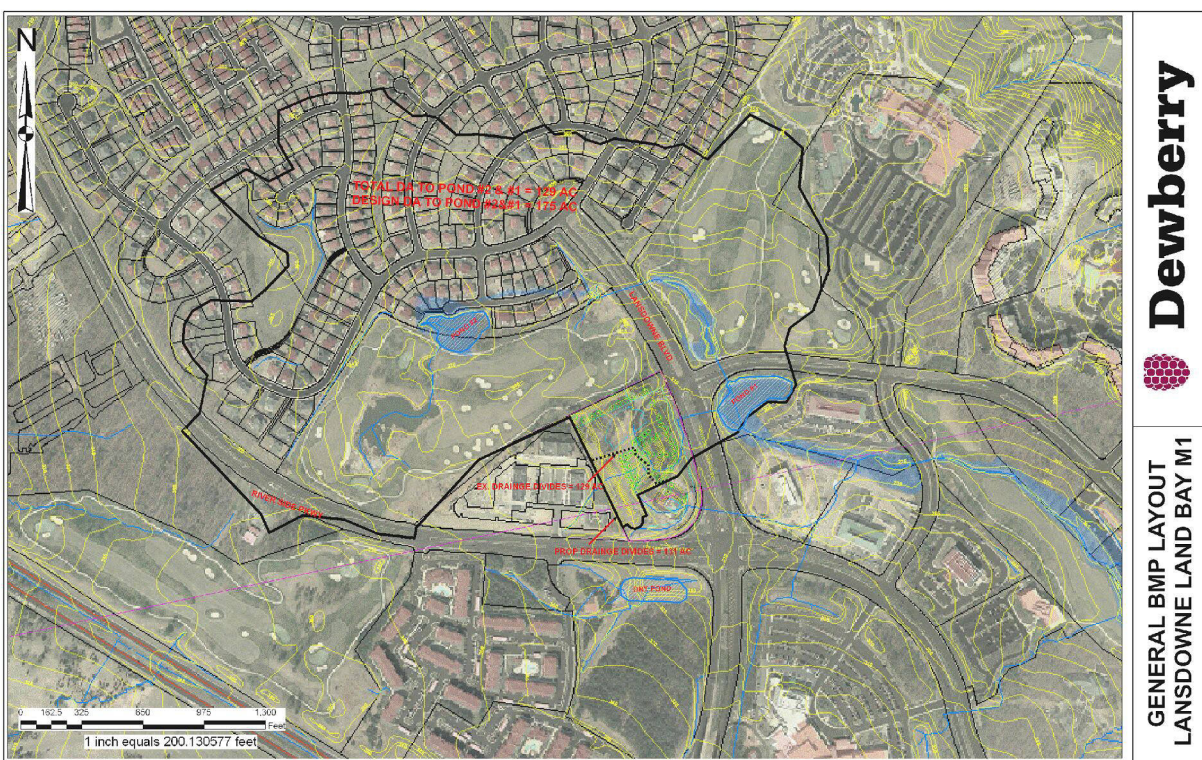
Stormwater Management

The County promotes water conservation through low impact design (LID) techniques. LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic pre-development conditions through a variety of small-scale design techniques.

Staff notes that a large portion of the site will be impervious if surface parking is used. The site could incorporate bioretention within the parking lot islands or adjacent to the parking area, or use some other LID techniques. Staff requested information regarding provisions for stormwater management on the site.

In response to staff questions, the applicant has provided information regarding the proposed stormwater management approach for the development (page A-53). The memo states that Land Bay M1, which is currently developed with a bank and associated surface parking, drains to two

outfalls that are located adjacent to Lansdowne Boulevard. The first outfall collects runoff from the bank facilities to the storm sewer system under the intersection of Lansdowne Boulevard and Riverside Parkway and ultimately to an unnamed tributary of the Potomac River. The remaining portion of Land Bay M1 drains to two inlets adjacent to Lansdowne Boulevard. The water is then conveyed under Lansdowne Boulevard to an existing stormwater management pond (Pond #1) and ultimately to the same minor floodplain of an unnamed tributary of the Potomac River. The current stormwater management facilities have been sized to accommodate the additional runoff from the proposed office development. In addition, the applicant has proffered to integrate LID measures such as grassed swales and buffers into the site design to improve the existing stormwater facilities.



POND #1 (Across Lansdowne Boulevard)

ZONING

The property is zoned PD-OP (Planned Development-Office Park) under the Revised 1993 Zoning Ordinance. In response to staff recommendations, the applicant has made the following changes to the concept plan:

- Revised land use table provided;
- Clarified proposed square footage of the development;
- Removed the parking tabulation (proposal will meet the parking requirements of the zoning ordinance);

- Clarified that landscaping and buffering will be provided in accordance with the zoning ordinance; and
- Corrected general notes.

All of the requested clarifications and corrections have been incorporated on the revised concept plan or in the revised Statement of Justification in accordance with staff recommendations.

TRANSPORTATION

The site is currently approved for office development at a 0.25 FAR, which would yield 96,508 square feet. Access to the site would be provided by an existing median crossover on Lansdowne Boulevard at Woodridge Parkway. A single access point is proposed to accommodate the existing SunTrust Bank site as well as the proposed office development. Lansdowne Boulevard and Riverside Parkway are currently four-lane median divided roads. Their ultimate sections call for expansion to six-lanes. The level of development within Lansdowne, including this application, does not require the construction of the ultimate road sections.

A traffic signal is currently operational at the intersection of Lansdowne Boulevard and Riverside Parkway. The intersection of Lansdowne Boulevard and Woodridge Parkway currently operates under stop sign control. Staff has recommended, and the applicant has agreed to provide a fair-share contribution for a future traffic signal at the intersection of Lansdowne Boulevard and Woodridge Parkway. Staff has requested additional information in order to calculate the impact of the proposed development on the intersection. Once the information is received, staff will be able to determine an appropriate fair-share contribution amount.

FIRE AND RESCUE

The Ashburn Fire and Rescue Companies will provide fire and rescue services to the site. The applicant will be required to make a fire and rescue contribution of \$.05 per square foot of development in accordance with the approved proffers for Lansdowne (dated May 24, 1995). The contribution shall escalate in accordance with the Consumer Price Index (CPI) commencing January 1, 1996. The contribution is consistent with Board policy.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

Standard *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

Analysis The application proposes the development of additional office square footage in conformance with Plan policies.

- Standard *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*
- Analysis The proposed office use is compatible with surrounding uses.
- Standard *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*
- Analysis Adequate public utilities and infrastructure will be provided for the development.
- Standard *The effect of the proposed rezoning on the County's ground water supply.*
- Analysis No concerns have been identified regarding the groundwater supply. The site will be served by public water and sewer facilities.
- Standard *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*
- Analysis No concerns have been identified regarding the structural capacity of the soils.
- Standard *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*
- Analysis The existing road network is sufficient to accommodate additional office development. The contribution amount for a future traffic signal at Woodridge Parkway and Lansdowne Boulevard needs to be determined.
- Standard *Whether a reasonably viable economic use of the subject property exists under the current zoning.*
- Analysis A reasonably viable economic use of the property exists under the current zoning designation.
- Standard *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*
- Analysis The Comprehensive Plan designates this area for office and research and development uses. The proposal to develop additional office space conforms to the policies of the Revised General Plan and encourages economic activities as designated in the Plan.

Standard *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Analysis The proposed office use encourages the most appropriate use of land in this area.

Standard *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.*

Analysis The proposal considers the need for office development in a highly visible, mixed-use community.

Standard *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Analysis No affordable housing is proposed in the application.

ATTACHMENTS (not available electronically – located in Planning Dept.)		PAGE NUMBER
1. Review Agency Comments		
a. Community Planning	(5/25/07)	A-1
b. ERT	(5/11/07)	A-7
b. Zoning Administration	(10/12/06)	A-8
c. Transportation	(9/26/07, 5/29/07 & 9/12/06)	A-11
d. VDOT	(9/13/07)	A-18
e. Fire & Rescue	(9/6/06)	A-19
2. Disclosure of Real Parties in Interest		A-20
3. Applicant's Statement of Justification		A-34
4. Applicant's Response to Referral Comments		A-43
5. Proffer Statement		A-68